

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**Monday, April 13, 2015**  
**City Hall, Room 210**  
**4:00 p.m.**

**MEMBERS PRESENT:** Chairperson Ald. Mark Steuer, Roger Retzlaff, Susan Ley, Dave Boyce, Jeanine Mead, Dennis Doucette, Jason Flatt

**MEMBERS EXCUSED:** Jacqueline Frank

**ALSO PRESENT:** Ald. Dave Nennig, Kim Flom, Wendy Townsend and others

Because Ald. Steuer and R. Retzlaff will be arriving late, the meeting was called to order by Dave Boyce at 4:00 p.m.

**1. APPROVAL OF MINUTES AND AGENDA**

- a. Approve March 9, 2015 Minutes

Motion made by D. Boyce to approve the March 9, 2015 Minutes, seconded by S. Ley. All in favor. Motion carried.

- b. Modify and adopt agenda

Motion made and seconded to approved the agenda. All in favor. Motion carried.

**2. INTRODUCTION OF NEW HPC EMPLOYEE – Jason Flatt**

Planning Director K. Flom stated she, Ald. Steuer and J. Frank have been working with HR to bring someone on to help with the HPC Commission's efforts. She is very excited to introduce Jason Flatt.

Jason was asked to tell a little about himself. Jason has lived in Marinette since 1999. He has a Bachelor's Degree in Naval Architecture and Marine Engineering. He has a Master's Degree in Ocean Technology and Commerce. He worked 12-1/2 years at the shipyard and while there, he obtained a Masters of Business Administration. He recently finished his Master of Arts in Historic Preservation.

Jason is a member of the Marinette County Historical Society Board and the City of Marinette Historic Preservation Commission. They are currently working on having their ordinance revised such that they can apply for certified local government status.

Jason purchased an old home and this triggered his interest in historic preservation. He is excited to help the commission with its goals.

Kim Flom introduced Stephanie Hummel, a new city planner. Stephanie has been involved in Beloit's historic preservation activities.

At this time, a request was made to return to item 1(b). A motion was made by S. Ley to move item 7(b) before item 3(a). Motion seconded by J. Mead. All in favor. Motion carried.

7. b. Request by Green Bay Chamber of Commerce on an inventory of pre- 1936 structures with respect to historical tax credits

Jayme Sellen introduced herself and is the Government Affairs Director for the Greater Green Bay Chamber of Commerce. She stated that one of the items in Governor Walker's budget is to change the way the state historic rehabilitation tax credit works. The Governor is proposing to eliminate the non-historic, pre-1936 buildings. While they are not historic, they are still part of the community. In Jayme's conversations with legislators, they would like to know how many pre-1936 historic buildings we have in this area. She asked the HPC if they have such an inventory. If so, she could provide it to the legislators to help restore that part of the tax credit. The Chamber feels this would benefit the area.

Ald. Steuer arrives at this time.

K. Flom stated she will have a list pulled together for Ms. Sellen and took her business card.

Motion made by Ald. Steuer to open the floor for comments, seconded by J. Mead. All in favor. Motion carried.

Bill Meindl wanted to clarify that the word "historic" means "not in the national registry of historic places." Currently, the Wisconsin credit is eligible if you are in the national registry of historic places, but non-historic prior to 1936.

### 3. **DESIGN REVIEWS**

- a. Review and discuss renovations at 920 S. Quincy Street

Francis Osorno, property owner, wants to put a new roof on his home. It is currently a shingle roof but will be replaced with a metal roof. It will be the same color as the current roof.

Motion made by J. Mean to approve the renovations at 920 S. Quincy Street, seconded by S. Ley. All if favor. Motion carried.

### 4. **REPORTS**

### 5. **CORRESPONDENCE**

## 6. CONTINUING BUSINESS

### a. Discuss HPC awards nominations

J. Mead will contact Andy Rosendahl in the Mayor's office regarding having the awards ceremony at the May 19 council meeting.

Possible nominations include Hoffman House (401 N. Broadway – adaptive reuse), Platten Place, Adams Street Garage (adaptive reuse), the Leonardo da Vinci School and the Larsen House (on north Oakland – residential award). Jeanine also received a phone call suggesting the Julius Bellin home on Monroe Street, because of his influence in starting the hospital (culturally significant). Even though it's in Ashwaubenon, the railroad museum is actually designated as a Green Bay city park, so the Eisenhower train could be nominated (historically significant).

R. Retzlaff arrived at this time.

J. Mead will follow up with an email with the addresses so everyone can take a look at these nominations.

### b. Update on 30 day raze ordinance

Ald. Steuer has nothing new to report. He recapped what was discussed at the March meeting. R. Retzlaff's concern is that they are losing properties that aren't necessarily historically significant; however, they do support the urban framework of the city. Roger would like to go forward and present their position to the Protection and Welfare Committee. He is willing to attend the P&W meeting as are D. Boyce and J. Mead.

Motion made by R. Retzlaff to open the floor for public comment, seconded by D. Boyce. All in favor. Motion carried.

Bill Meindl does not believe the city will support an ordinance that applies to half the buildings in Green Bay. They would be supportive of the list in the AuthenticCity Plan or a similar list identifying specific properties.

R. Retzlaff's opinion is that all this ordinance asks for is that when someone comes in to file for a demolition permit, they file their permit and then come back 30 days later to pay their fee and get their permit. In the meantime, building inspection would notify the HPC that a permit has been applied for. The burden then is on the HPC (not on Planning or Inspection), to take action or to not take action. All it does is clarify the administrative process. The 30 day waiting period should not be a burden to any project activity.

R. Retzlaff stated there is a zoning classification in the city called a Downtown District, it could be that this classification might be expanded to address historic structures and limit

the ability of an owner to tear something down that has been historically identified through some other community action, such as an awards program.

Motion made by R. Retzlaff to have a subcommittee meet to prepare an argument for the raze waiting period, seconded by D. Boyce. All in favor. Motion carried.

c. HPC strategic planning

Next month R. Retzlaff will seek to offer a presentation from the Historical Society Conference regarding historic presentation planning with respect to the strategic planning exercise.

**7. NEW BUSINESS**

a. Discussion on potential May or June meeting of various Brown County historic preservation organizations.

This will be held at St. Norbert College on May 19 from 2:00 to 4:00 p.m. Ald. Steuer will attend and would two others to attend also.

Motion made by Ald. Steuer to move item 8 a. up at this time, seconded by S. Ley. All in favor. Motion carried.

8. a. Discussion led by Gene Hackbarth of the De Pere Historic Preservation Commission on various state and local HPC initiatives, including the 2015 spring conference of the Association of Historic Preservation Commissions and the Wisconsin Trust for Historic Preservation – Saturday, April 25, 2015

Motion made by Ald. Steuer to open the floor for public comment, seconded by R. Retzlaff. All in favor. Motion carried.

Gene Hackbarth has been involved in historic preservation for about 20 years. He served on the De Pere Main Street Board of Directors. For the past 6 years he has been serving on the De Pere Historic Preservation Commission. Over the past year, he's taken on additional responsibilities serving on the Board of Directors for the Wisconsin Trust for Historic Preservation and also the Wisconsin Association of Historic Preservation Commission Board of Directors. He has a feel for not only the local elements that go into historic preservation and economic development, but job creation that flows from historic preservation. He and Ald. Steuer serve on the Brown County Trust for Historic Preservation.

Ald. Steuer asked Gene to speak on the importance of certified local government status. The City of De Pere has had this since 2001. There are currently 68 within the state of Wisconsin. Gene gave everyone a handout listing the benefits. One of the things that is required for a certified local government is to have an historic preservation ordinance that has teeth in it. It cannot be just strictly advisory.

The meeting is not only for income producing commercial buildings, but also people who own a residence that is currently listed on the state national register, or people who know information about their house that is not currently listed to find out how can they can get their property listed as well.

It's important to do some advocacy work among the homeowners. Right now, the benefits to Astor Park is that if they own a contributing building within the Astor Park Neighborhood Historic District, they are eligible for 25% Wisconsin Historic Tax Credits for any of the maintenance or major structural replacement. The actual application would have to be filled out.

Gene indicated there will be two people who will be making a presentation there on the economic impact of historic preservation within the state of Wisconsin. One is Matt Rose who is a professor at the University of Wisconsin Milwaukee. This will be held in La Crosse. This would be a good opportunity to connect with people regarding certified local governments.

Gene pointed out there is a contractor list on the Wisconsin Trust for Historic Preservation Website.

Gene also encouraged the HPC to provide the list of properties to Jayme Sellen.

c. Review City Raze/Repair Orders and Demolitions

Motion made by Ald. Steuer and seconded by R. Retzlaff to have someone from Community Development come to the next meeting to discuss creating a possible spreadsheet of razed or repaired properties. All in favor. Motion carried.

Ald. Steuer will obtain a map listing the currently historical districts and bring it to the next meeting.

d. Review March building activity report

Motion made and seconded to receive and place on file. All in favor. Motion carried.

**8. OTHER ANNOUNCEMENTS AND NEWS**

b. Preliminary discussion on the USS Green Bay as a potential city attraction

Ald. Steuer passed out information about the ship which he received from a constituent. Ald. Nennig stated there was a committee looking into this at one time. It was cost prohibitive. The Mayor's office may have information about this. A separate entity would have to take on the project. The museum has a rendition of this ship. The actual ship has been sold to Greece. The board members suggested taking a trip to Greece to check it out!

Motion made and seconded to receive and place on file. All in favor. Motion carried.

D. Doucette gave a report on the status of the Hotel Northland. This Thursday is a press conference at 11:00 a.m.

9. **NEXT MEETING DATE:** May 11, 2015 at 4:00 p.m.

10. **ADJOURNMENT**

Motion to adjourn made by R. Retzlaff, seconded by D. Boyce. All in Favor. Motion carried.